



### Description

A commercial investment opportunity fully let producing a total income of £63,200.00 per annum. The property comprises two ground floor commercial units currently let and trading as: Unit A (Pizzeria) = £15,000pa, 10 year lease, 5 year rent review Unit B (Deli) = £17,000pa, 5 year lease, 2 year break To the first floor which has recently been newly renovated in 2020 to a very good specification are four × one bed roomed flats all rented by way of Assured Shorthold Tenancy agreements producing a rental income of £31,200 per annum. The property benefits from double glazing, central heating and electric roller shutters.

### Situated

Fronting Allerton Road in a popular location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

**Unit A** Main Sales Area, Kitchen, Storeroom, WC.

**Unit B** Main Sales Area, Kitchen, Storeroom, WC.

**Flat 3** Open Plan Lounge/ Kitchen, Bedroom, Bathroom/ WC.

**Flat 4** Open Plan Lounge/ Kitchen, Bedroom, Bathroom/ WC.

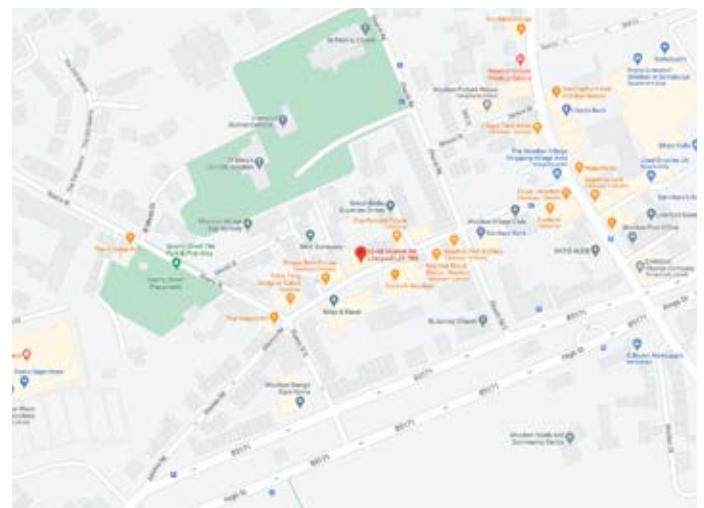
### First Floor

**Flat 1** Open Plan Lounge/ Kitchen, Bedroom, Bathroom/ WC.

**Flat 2** Open Plan Lounge/ Kitchen, Bedroom, Bathroom/ WC.

### Outside

Yard to the rear.



### Joint Agent

SK Real Estate

